

Cordevista

A Master Planned Mixed Use Community

Cordevista is a mixed use community designed to compliment the TRI Industrial Park. TRI may employ up to 180,000 people at full build-out. The following are responses to some of the concerns voiced by residents of Virginia City Highlands.

CORDEVISTA WILL NOT IMPACT THE VIRGINIA CITY HIGHLANDS WATER SYSTEM

Cordevista will not use ground water and will not tap into the aquifer that supplies VCH. The Cordevista community will be served by a water importation system, which will cost Cordevista tens of millions of dollars to build. Cordevista is willing to provide Virginia City Highland residents access to the Cordevista water system.

NO ROADS WILL BE BUILT INTO VIRGINIA CITY HIGHLANDS OR VIRGINIA CITY

Cordevista has pledged not to build roads to connect to the south or VCH, which is over 4 miles from the Cordevista southern boundary line. Cordevista is surrounded on three sides by the TRI Industrial Park and will be connected directly to the Industrial Park by a newly developed road coming from USA Parkway to Cordevista. We will ask that the project be conditioned and have recorded documents stating that no road shall ever be built from Cordevista to VCH. All of Cordevista's infrastructure will be built and financed by Cordevista and deeded to Storey County or a G.I.D. (General Improvement District, funded by the residents of Cordevista) for maintenance.

THE POLITICAL POWER BASE HAS ALREADY SHIFTED – PAINTED ROCK MIXED USE PROJECT

The political shift of power within Storey County has already occurred with the approval of the "Painted Rock" project six months ago. The "Painted Rock" 2,000 + acre, mixed use project (the same zoning Cordevista is requesting) is to have approximately 3,500 homes, bringing approximately 10,500 residents to Storey County. Storey County's current population is 4,000 people, and the development of Painted Rock by its developers, Civaletto, LLC, will forever change the power structure of Storey County. Cordevista will supply additional commercial and residential to Storey County. We are, therefore, requesting that our project be districted politically to give equal representation to Virginia City, VCH, and the Lockwood areas. Civaletto/Painted Rock received approval to rezone 2,170 acres of all Forestry Land to mixed use residential in late 2006. Cordevista is seeking the same approval to rezone its land from special industrial, heavy industrial, and a small portion of forestry to mixed use residential.

PETROGLYPHS WILL BE PRESERVED AND PROTECTED

Cordevista surrounds the 80 acres of Storey County owned land which contain one of the nation's largest concentrations of petroglyphs. Cordevista is working closely with the Nevada Rock Art Foundation on a plan to allow public access while protecting this invaluable national treasure. Cordevista is in discussion and willing to donate to the County adjacent lands to the existing 80 acre petroglyph site to expand it with additional petroglyph sites so they can also be protected for future generations to enjoy.

STOREY COUNTY COMMUNITY FOUNDATION

\$250 from every home sale within Cordevista will be contributed to a Foundation to provide financial resources to preserve and develop cultural resources within the County and to assist with infrastructure development and repair in Lockwood and the Virginia City Highlands. The foundation could recognize reoccurring revenue of \$9,675,000(+/-) every 20 years.

PRESERVE OPEN SPACE FOR WILD HORSES AND NATIVE WILDLIFE

Cordevista is currently working with the State of Nevada and the University of Nevada Reno in studying the wild horses. As Cordevista develops its land plan, it will include a plan to preserve open space for the wild horses and native wildlife. At least 40% of Cordevista will remain as open space for individuals and wild horse/wildlife habitat to enjoy.

DARK SKIES LIGHTING POLICY

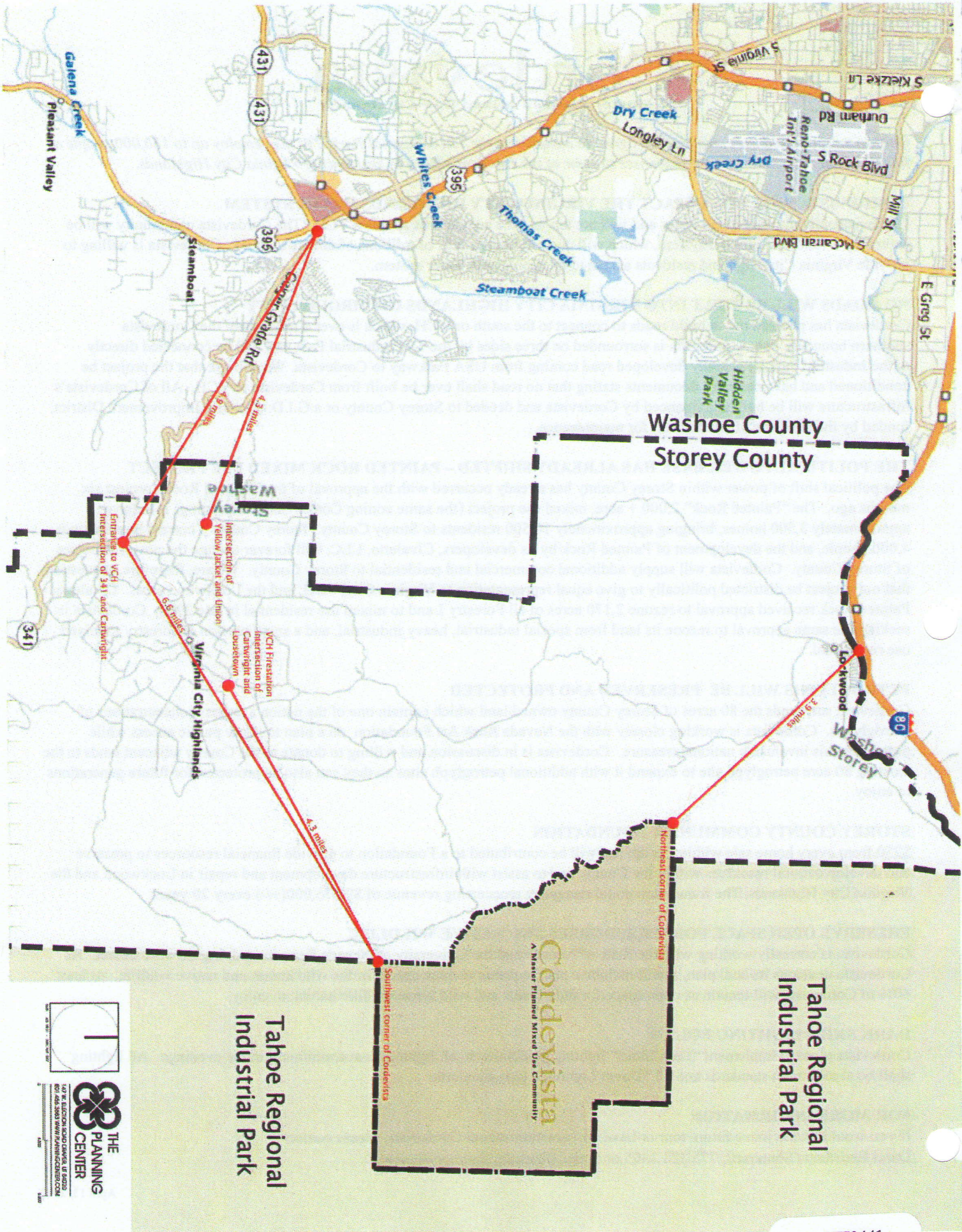
Cordevista plans to implement "Dark Skies" lighting guidelines so all lighting is at a minimum in the evenings. All lighting shall be at minimum standards and all "Down Lighting" type standards.

FOR MORE INFORMATION

If you would like to join a future tour or have any questions about Cordevista, please contact Darci Bertram at Somersett, 775.323.1405 or e-mail dbertram@somersett.com

April 13, 2007

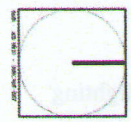
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Tahoe Regional
Industrial Park

Cordovista
A Master Planned Mixed Use Community

Tahoe Regional
Industrial Park



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THE "FACTS" NOT THE RUMORS

Lockwood Planning Commission Meeting May 3, 2007 @ 6:00 p.m. - Rainbow Bend Club House 500 Ave. Bleu de Claire



- **40-45% OF DEDICATED OPEN SPACE**

Using the best community design practices, Cordevista will cluster housing which will allow 40 - 45% of the property to be dedicated as open space. This type of open space provides large contiguous tracts of natural landscape as well as community parks.



- **CONTROL LOCKWOOD FLOODING**

Over 50% of all the water that travels towards Lockwood can be controlled within the Cordevista development. The water captured and detained during a storm will be released slowly, helping to prevent flooding in Lockwood.



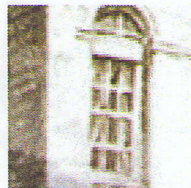
- **PROVIDE WATER SIZING INFRASTRUCTURE CAPABLE OF SUPPORTING VIRGINIA CITY HIGHLANDS IF NEEDED**

The Cordevista community will be served by a water importation system, not by utilizing any ground water. Cordevista will not use ground water and will not tap into the aquifer that supplies VCH or Lockwood. This new water system has the potential to be used by the VCH residents.



- **NEW SCHOOLS**

As the Cordevista community develops, it will provide necessary school facilities. Many students will no longer have to be bused for hours to VC for their education. This is a definite benefit to the health, safety, and welfare of Storey County residents.



- **STOREY COUNTY COMMUNITY FOUNDATION**

The purpose of the Storey County Community Foundation is to provide financial resources to preserve and develop cultural resources within Storey County and to assist with infrastructure development and repair in Lockwood, Virginia City, and the Virginia City Highlands. A fee will be generated by the sale of every residential property within Cordevista creating millions of dollars for Storey County. This is not a TAX but rather a donation from Cordevista for the benefit of all Storey County citizens.



- **PROTECT WILDLIFE HABITAT AND CORRIDORS**

Cordevista is currently working with the State of Nevada and the University of Nevada Reno in studying the wild horses. As Cordevista develops its land plan, it will include a plan to preserve open space for the wild horses and native wildlife. At least 40% of Cordevista will remain as open space for individuals and wild horse/wildlife habitat to enjoy



- **PROTECTION OF PETROGLYPHS**

Cordevista is working closely with the Nevada Rock Art Foundation (NRAF - the volunteer group working to log and protect the petroglyphs) on a plan to allow public access while protecting this valuable national treasure. Cordevista will donate (to the County) select lands to the petroglyph site in order to preserve and protect all petroglyphs for future generations to enjoy.



- **ZONE CHANGE**

Cordevista is proposing a zone change from Special Industrial (IS), Heavy Industrial (HI), and a very small portion of Forestry (F) to a Planned Unit Development (PUD). The current zoning of the property allows for such things as Ammunition Manufacture testing and storage, Chemical Manufacture testing and storage, plus numerous other Hazardous and Explosive material testing and storage. The proposed mixed use of commercial and residential is a better use of the land.

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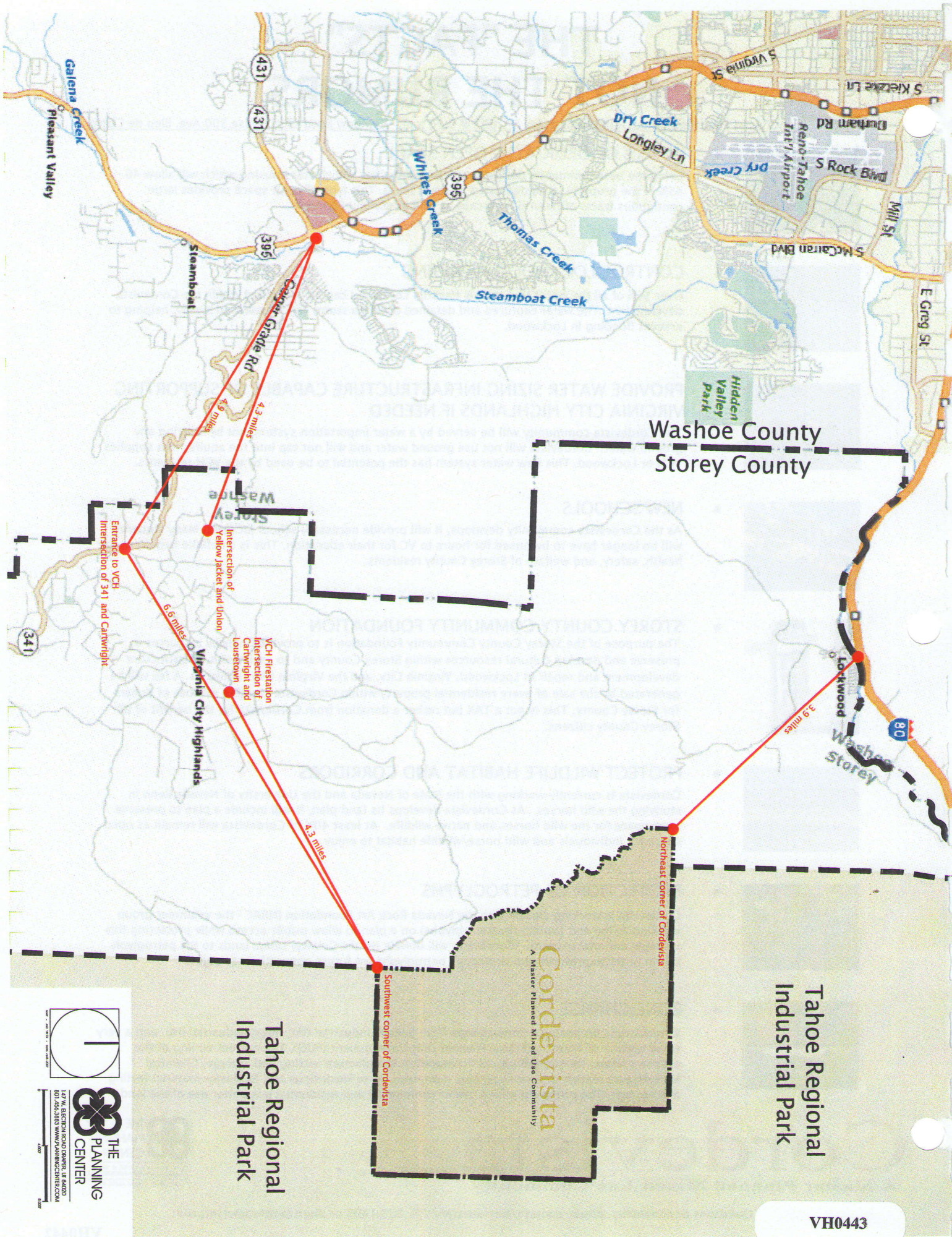


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Job: VR 01 - Date: April 27, 2007

Questions or comments, please contact Darci Bertram 775.323.1405 or dbertram@somerset.com

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Tahoe Regional Industrial Park

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Tahoe Regional Industrial Park

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